

1658 Douglas

Jun 6, 2019 9:21:03 AM EDT

File Edit List Commands Help

ON ✓ 16-995*

Case Master Maintenance

Case number: 581 Go To

Year Number Property Address Information ID Type Inspector Status Images

14	00000071	1658 DOUGLAS AVE	9256	STW	JWM	AC
02	00000508	1658 DOUGLAS AVE	9256	EN	WDH	CD
10	00000627	1716 DOUGLAS AVE	9008	VEHC	MK	CL
09	00000481	1722 DOUGLAS AVE	9006	VEHI	MK	IC
14	00000196	1727 DOUGLAS AVE	9046	RECB	JWM	CL
09	00000073	1727 DOUGLAS AVE	9046	PM	MK	CD
14	00000195	1730 DOUGLAS AVE	9004	RECB	JWM	CL
05	00000169	1731 DOUGLAS AVE	9048	ZONE	JL	CD
04	00001311	1731 DOUGLAS AVE	9048	ZONE	WDH	VO
04	00000180	1731 DOUGLAS AVE	9048	ZONE	WDH	CD

OK

--- or ---

Direct access fields

Action: Year: Number: 0

History report submitted.

Case History Report Submitted

PREPARED 6/06/19, 9:28:27
PROGRAM CE200L
CITY OF DUNEDIN, FLORIDA

CASE HISTORY REPORT
CASE NUMBER 16-00000995

CASE TYPE
Parcel Number
ADDRESS
BUILDING PERMIT NONE EXPIRED
22-20-15-23310-032-0040
1658 DOUGLAS AVE
DUNEDIN FL 34698

DISPOSITION DATE ESTABLISHED
INSPECTOR
TENANT NAME
STATUS
TENANT NBR
STATUS DATE

CASE DATA:
1ST INSPECTION DATE November 16, 2016
NOV COMPLY BY DATE December 19, 2016
2ND INSPECTION DATE
DATE NOV SIGNED/MAILED November 18, 2016
STMT OF VIOL/BRD HEARING DATE
AFF COMP/NON-COMP/RETNSP DATE
CEB INITIAL HEARING DATE
CEB VIOLATION COMPLIANCE DATE
DAILY FINE ASSESSED
ACCUSED FINE TO DATE 3504
INSPECTOR PHONE # (LAST 4 #S)
TYPE OF MAINTENANCE REQUIRED
TYPE OF ACCUMULATION

NOTICE NAMES:	DAGTOS, JONI A	OWNER	Public	PRINT PIN# IN LETTERS: Yes
HISTORY:	SCHEDULED ACTION	STATUS	RESULTED DISPOSITION	INSPECTOR
11/16/16	1ST INSPECTION RQST TEXT: Across street on permit question, noticed house with new doors and windows.	COMPLETED 11/18/16 Private JOSEPH W MAY	11/18/16	
	RSLT TEXT: Across street on permit question, noticed house with new doors and windows. Checked computer and found no permits for renovation, started complete investigation into work completed without permits.	11/18/16 11/18/16 11/18/16 11/18/16 11/18/16	11/18/16	
12/19/16	REINSPECTION RQST TEXT: AS OF 12/15/2016 A PLAN HAS BEEN SUBMITTED FOR REVIEW WILL CLOSE CASE AND ALLOW PERMIT TO GO THRU PERMITTING PROCESS.	COMPLETED 12/19/16 Private MICHAEL KEPITO	12/19/16 12/19/16	
12/19/16	NOTICE OF VIOLATION Respond to: OWNER Mail tracking #: DAGTOS, JONI A Name/address: 700 SCOTLAND ST DUNEDIN, FL 34698	ISSUED 12/19/16 Date: 0/00/00	Private	
Fax:	Telephone:			
Email: 12/19/16	2ND INSPECTION RQST TEXT: HAVE PERMITS BEEN ISSUED FOR THIS PROPERTY? RSLT TEXT: AS OF 12/15/2016 A PLAN HAS BEEN SUBMITTED FOR REVIEW WILL CLOSE CASE AND ALLOW PERMIT TO GO THRU PERMITTING PROCESS.	COMPLETED 12/19/16 Private MICHAEL KEPITO 11/18/16 12/19/16 12/19/16		

PREPARED 6/06/19, 9:28:27
PROGRAM CE200L
CITY OF DUNEDIN, FLORIDA

CASE HISTORY REPORT
CASE NUMBER 16-0000935

PAGE 2

CASE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	STATUS DATE
Parcel Number	INSPECTOR		TENANT NAME	TENANT NBR
BUILDING PERMIT NONE/EXPIRED 22-28-15-23310-032-0040 1658 DOUGLAS AVE DUNEDIN	Public	11/16/16	CASE CLOSED	12/19/16
JOSEPH W MAY				
FL 34698				

HISTORY :	SCHEDULED	ACTION	STATUS	RESULTED	DISPOSITION	INSPECTOR	TIME
		12/19/16 CLOSE CASE	COMPLETED	12/19/16	Private		TOTAL TIME:

VIOLATIONS :	DATE	DESCRIPTION	QTY	CODE	STATUS	IN COMPLIANCE	RESEIVED
	11/18/16	BUILDING PERMIT REQUIRED	1	FBC. 105.1			12/19/16
LOCATION: FLORIDA BUILDING CODE SECTION 105.1. PERMIT REQUIRED ANY OWNER OR AUTHORIZED AGENT WHO INTENDS TO CONSTRUCT, ENLARGE, ALTER, REPAIR, MOVE, DEMOLISH, OR CHANGE THE OCUPANCY OF A BUILDING OR STRUCTURE, OR TO ERECT, INSTALL, ENLARGE, ALTER, REPAIR, REMOVE, CONVERT OR REPLACE ANY REQUIRED IMPACT-RESISTANT COVERINGS, ELECTRICAL, GAS, MECHANICAL OR PLUMBING SYSTEM, THE INSTALLATION OF WHICH IS REGULATED BY THIS CODE, OR TO CAUSE ANY SUCH WORK TO BE DONE, SHALL FIRST MAKE APPLICATION TO THE BUILDING OFFICIAL AND OBTAIN THE REQUIRED PERMIT.							
NARRATIVE: IMPROVEMENTS PERFORMED TO SITE AND DWELLING WITHOUT FIRST SECURING THE REQUIRED PERMITS. ITEMS IMPROVED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: STORAGE SHED, FENCING, PATIO PAVERS, WINDOWS, MULTIPLE EXTERIOR DOORS, KITCHEN CABINETRY, LAUNDRY FIXTURES, BATH AND SHOWER FIXTURES, HOT WATER HEATER, ELECTRICAL LIGHTING, NEW ELECTRICAL PANEL AND NEW TRANE A/C SYSTEM.							

PREPARED 6/06/19, 9:18:20
PROGRAM CE200L
CITY OF DUNEDIN, FLORIDA

CASE TYPE WATER
Parcel Number 22-28-15-23310-032-0040
ADDRESS STAGNANT 1658 DOUGLAS AVE
DUNEDIN FL 34640

CASE HISTORY REPORT
CASE NUMBER 14-00000071

1
PAGE

CASE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	STATUS DATE
Parcel Number	INSPECTOR		TENANT NAME	TENANT NBR
ADDRESS				
STagnant Water 1658 DOUGLAS AVE DUNEDIN	Public	1/21/14	ACTIVE	1/21/14

CASE DATA:	1ST INSPECTION DATE NOV COMPLY BY DATE	January 21, 2014
	2ND INSPECTION DATE DATE NOV SIGNED/MAILED	February 16, 2014
	STATEMENT OF VIOL/BRD HEARING DATE AFF COMP/NON-COMP/REINSP DATE	February 17, 2014
	CEB INITIAL HEARING DATE CEB VIOLATION COMPLIANCE DATE	January 21, 2014
	DAILY FINE ASSESSED ACCRUED FINE TO DATE	
	INSPECTOR PHONE # (LAST 4 #S)	3190
	TYPE OF MAINTENANCE REQUIRED	
	TYPE OF ACCUMULATION	

NARRATIVE: 7/17/2014 - Lien recorded OR BK 18466, PG 49-50; Affidavit of Non-Compliance recorded OR BK 18466, PG 51.
12/4/18: City Attorney received permission from DCES to begin collection procedures against owner. JM

NOTICE NAMES:	HILL, KRISTI S	OWNER	PUBLIC	PRINT PIN# IN LETTERS: Yes	TIME	
HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	DISPOSITION	INSPECTOR
	1/21/14	1ST INSPECTION	COMPLETED	1/21/14	Private	JOSEPH W MAY
		RQST TEXT: Pool green, overgrowth in rear and side				1/21/14
		RSLT TEXT: Picture of green pool provided, overgrowth of rear and side				1/21/14
		yard grass and shrubs.				1/21/14

RECEIVED
1/21/00
NOTICE OF VIOLATION
Respond to: OWNER
Date: 0/00/00

Send to: OWNER
Mail tracking #: HILL, KRISTI S
Name/address: 1658 DOUGLAS AVE
DUNEDIN, FL 34698

Telephonie:

Fax:

Email: [e-mail](mailto:)

2/03

RESULT TEXT

2/05/14
of the house secured. Left N.O.V. that had been returned

PREPARED 6/06/19, 9:18:20
PROGRAM CE200L
CITY OF DUNEDIN, FLORIDA

CASE HISTORY REPORT
CASE NUMBER 14-00000071

PAGE 2

DISPOSITION	DATE ESTABLISHED	INSPECTOR	TENANT NAME	STATUS	TENANT NBR	STATUS DATE
RENT IN ADVANCE	1/21/14	Public	JOSEPH W MAY	ACTIVE		1/21/14
RENT IN ADVANCE	1/21/14	JOSEPH W MAY	JOSEPH W MAY	Private	JOSEPH W MAY	2/05/14
REINSPECTION	2/03/14	FL 34698 REINSPECTION RSLT TEXT: tapped to front door.	JOSEPH W MAY	COMPLETED	2/03/14	Private
REINSPECTION	3/18/14	RSLT TEXT: Check for secure and OG at site, pool clarity. RSLT TEXT: building and access to rear secured, overgrowth on both sides and up driveway getting worse. could see thru sgd on front, pool is green. neighbor believes something died in rear yard, volutines and smell. He has been throwing tablets that kill mosquitoes in to pool. He also informed me his neighbor has been mowing the grass in the front. keep monitoring, may need fish in pool if no one takes control of property.	JOSEPH W MAY	COMPLETED	3/19/14	Private
TELEPHONE CALL	3/25/14	NARRATIVE: Lisa Hunt, neighbor across street called to inquire about property. Informed me she has checked on security of property and said rear fence has openings kids could get in. Also the front is being mowed by a neighbor who is a relative of the owner. She said this house has been vacant for around three years. She said the neighbor to the south has had a dog that needed to be treated for poison due to a frog, which they believed was coming from the abandoned property. On 3/26/14 I went out to the trail and found no sections of fence down and the gate on the trail side secured, pics in file.	JOSEPH W MAY	COMPLETED	3/25/14	Private
REINSPECTION	4/17/14	RSLT TEXT: Send to board. RSLT TEXT: GRASS CUT FRONT AND REAR. SECURED REAR GATE. HOUSE SECURED. POOL GREEN, SHRUBS GROWING INTO SOFFIT, ON HOUSE, OVER DRIVEWAY AND FENCE IN DISREPAIR.	JOSEPH W MAY	ISSUED	4/17/14	Private
STMT OF VIOLATION/REQ HEARING	4/17/14	Respond to: OWNER Send to: OWNER Mail tracking #: HILL, KRISTI S Name/address: 1658 DOUGLAS AVE DUNEDIN, FL 34698 Telephone: Fax: Email: RSN to: OWNER Send to: OWNER Mail tracking #: HILL, KRISTI S Name/address: 1658 DOUGLAS AVE DUNEDIN, FL 34698 Telephone: Fax: Email: RSN to: NOTICE OF HEARING/INITIAL EVID ISSUED Send to: OWNER Mail tracking #: HILL, KRISTI S Name/address: 1658 DOUGLAS AVE DUNEDIN, FL 34698 Telephone: Fax: Email:	JOSEPH W MAY	Date: 0/00/00	4/17/14	Private

PREPARED 6/06/19, 9:18:20
PROGRAM CEC00L
CITY OF DUNEDIN, FLORIDA

CASE HISTORY REPORT
CASE NUMBER 14-00000071

PAGE 3

CASE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	STATUS DATE
Parcel Number	INSPECTOR	TENANT NAME	TENANT NBR	
STAGNANT WATER 22-28-15-2310-032-0040 1658 DOUGLAS AVE DUNEDIN	Public	1/21/14	ACTIVE	7/21/14
Name/address: HILL, KRISTI S 1658 DOUGLAS AVE DUNEDIN, FL 34698	JOSEPH W MAY			
Telephone: Fax: Email: 4/17/14 AFFIDAVIT OF POSTING		ISSUED Date: 0/00/00	4/17/14 Private	
Respond to: OWNER Send to: OWNER Mail tracking #: HILL, KRISTI S Name/address: HILL, KRISTI S 1658 DOUGLAS AVE DUNEDIN, FL 34698				
Telephone: Fax: Email: 5/06/14 BOARD EVIDENCE HEARING	COMPLETED	5/06/14 Private		5/08/14
NARRATIVE: 5/6/2014 DCEB Hearing - Found in violation of IPMC 303.1. LDC 105-61.4.4; comply by 6/15/14 or \$100/day +\$50 admin fee. Respondent not present.				5/08/14
5/08/14 FIRST ORDER	ISSUED Date: 0/00/00	5/08/14 Private		
Respond to: OWNER Send to: OWNER Mail tracking #: HILL, KRISTI S Name/address: HILL, KRISTI S 1658 DOUGLAS AVE DUNEDIN, FL 34698				
Telephone: Fax: Email: 5/08/14 NOTICE OF HEARING/COMP NONCOMP	ISSUED Date: 0/00/00	5/08/14 Private		
Respond to: OWNER Send to: OWNER Mail tracking #: HILL, KRISTI S Name/address: HILL, KRISTI S 1658 DOUGLAS AVE DUNEDIN, FL 34698				
Telephone: Fax: Email: 5/08/14 AFFIDAVIT OF POSTING	ISSUED Date: 0/00/00	5/08/14 Private		
Respond to: OWNER Send to: OWNER Mail tracking #:				

PREPARED 6/06/19, 9:18:20
PROGRAM CEB200L
CITY OF DUNEDIN, FLORIDA

CASE HISTORY REPORT
CASE NUMBER 14-00000071

PAGE 4

CASE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	TENANT NAME	STATUS DATE
Parcel Number	INSPECTOR				
ADDRESS	Public	1/21/14	ACTIVE		1/21/14
STAGNANT WATER					
22-28-15-23310-032-0040					
1658 DOUGLAS AVE					
DUNEDIN	Name/address: FL 34698	JOSEPH W MAY			
	HILL, KRISTI S				
	1658 DOUGLAS AVE				
	DUNEDIN, FL 34698				
Telephone:					
Fax:					
Email:	6/16/14 REINSPECTION RSILT TEST: POSTED FOR JULY HEARING. NO CHANGE AT SITE FOR CORRECTION OF VIOLATIONS.	COMPLETED 6/16/14 Private JOSEPH W MAY	6/17/14		6/17/14
Respond to:					
Send to:	OWNER				
Name/address:	HILL, KRISTI S				
	1658 DOUGLAS AVE				
	DUNEDIN, FL 34698				
Telephone:					
Fax:					
Email:	7/01/14 BOARD COMPLIANCE HEARING NARRATIVE: 7/1/2014 DCBE Hearing - accepted Affidavit of Non-Compliance; Respondent not present.	COMPLETED 7/01/14 Private	7/10/14		7/10/14
Respond to:					
Send to:	OWNER				
Name/address:	HILL, KRISTI S				
	1658 DOUGLAS AVE				
	DUNEDIN, FL 34698				
Telephone:					
Fax:					
Email:	3/15/18 REINSPECTION RSILT TEST: REVIEW OF OLD CEB CASES FINDS THIS PROPERTY HAS BEEN COMPLETELY REHABBED AND VIOLATIONS CORRECTED. REVIEWED VIOLATIONS AND CHECKED FOR PERMITS WITH JOE MAY. A PERMIT WAS ISSUED ON 12-7-2016 TO COVER THE CITED VIOLATIONS. THIS DATE WILL BE USED AS THE COMPLIANCE DATE.	COMPLETED 3/15/18 Private	3/15/18	MICHAEL KEPITO	3/15/18
Respond to:					
Send to:	OWNER				
Name tracking #:					
3/15/18 AFFIDAVIT OF COMPLIANCE	ISSUED 3/15/18	Private			
	Date: 0/00/00				

PREPARED 6/06/19, 9:18:20
PROGRAM CB200L
CITY OF DUNEDIN, FLORIDA

CASE HISTORY REPORT
CASE NUMBER 14-00000071

PAGE 5

CASE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	STATUS DATE
Parcel Number	INSPECTOR	TENANT NAME	TENANT NBR	
STAGNANT WATER 22-28-15-3310-032-0040 1658 DOUGLAS AVE DUNEDIN	Public	1/21/14	ACTIVE	1/21/14
Name/address: HILL, KRISTI S 1658 DOUGLAS AVE DUNEDIN, FL 34698		JOSEPH W MAY		
Telephone: Fax: Email:				
Respond to: OWNER Send to: OWNER Mail tracking #: HILL, KRISTI S Name/address: 1658 DOUGLAS AVE DUNEDIN, FL 34698		ISSUED Date: 0/00/00	4/02/18 Private	
Telephone: Fax: Email:				
Respond to: OWNER Send to: OWNER Mail tracking #: HILL, KRISTI S Name/address: 1658 DOUGLAS AVE DUNEDIN, FL 34698		ISSUED Date: 0/00/00	4/02/18 Private	
Telephone: Fax: Email:				
4/03/18 BOARD COMPLIANCE HEARING Email: 4/03/18	COMPLETED NARRATIVE: 4/3/18: DCEB accepted Affidavit of Compliance. JM	4/03/18 Private	4/02/18 TOTAL TIME: 1.00	
VIOLATIONS:	DATE	DESCRIPTION	QTY CODE	RESOLVED
	1/21/14	MAINTENANCE OF VEGETATION LOCATION: 105-61.4.4 - Maintenance of the Right-of-Way	1 LDC.SEC. 105-61.4.4	ACTIVE
		(A) The owner of record and the occupant of properties abutting the right-of-way are responsible for the maintenance of vegetation and grass on PRIVATE PROPERTY and in abutting right-of-ways. Vegetation shall comply with all codes including visibility at intersections.		
		(B) Vegetation shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free of trash and debris. All plant materials shall be maintained free from physical damage or injury arising from lack of water, chemical exposure, insects, disease, blight or other cause.		
		(C) Vegetation which is a hazard to public safety is prohibited in the right-of-way. Hazardous vegetation with		

PREPARED 6/06/19, 9:18:28
PROGRAM CE200L
CITY OF DUNEDIN, FLORIDA

CASE HISTORY REPORT
CASE NUMBER 02-00000508

PAGE 1

CASE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	STATUS DATE
Parcel Number	INSPECTOR	TENANT NAME	TENANT NBR	
ADDRESS				
FENCE	Public	10/14/02	CASE CLOSED	10/31/02
22-28-15-23310-032-0040 1658 DOUGLAS AVE DUNEDIN FL 34698	WILLIAM HOLENSTEIN			

CASE DATA: 1ST INSPECTION DATE

NOV COMPLY BY DATE

2ND INSPECTION DATE

DATE NOV SIGNED/MAILED

STMT OF VIOL/BRD HEARING DATE

AFF COMP/NON-COMP/REINSP DATE

CEB INITIAL HEARING DATE

CEB VIOLATION COMPLIANCE DATE

DAILY FINE ASSESSED

INSPECTOR FINE TO DATE

INSPECTOR PHONE # (LAST 4 #S)

TYPE OF MAINTENANCE REQUIRED

TYPE OF ACCUMULATION

NARRATIVE: SEE IF FENCE WAS BUILT. (WDH)

NOTICE NAMES: TREMEL, JANIS Z OWNER

HISTORY:	SCHEDULED ACTION	STATUS	RESULTED	DISPOSITION	INSPECTOR	TIME
10/11/02	1ST INSPECTION	COMPLETED	10/11/02	Private	WILLIAM HOLENSTEIN	10/31/02
	ROST TEXT: SEE IF FENCE WAS BUILT. (WDH)					
	RSLT TEXT: FENCE WAS INSTALLED/PERMIT APPROVED, BUT NEVER PICKED UP. (WDH)					
10/14/02	CONTACT NOTICE LETTER	ISSUED	10/14/02	Private		
Respond to: OWNER	Date: 0/00/00					
Send to: OWNER						
Mail tracking #: TREMEL, JANIS Z						
Name/address: 1658 DOUGLAS AVE						
DUNEDIN, FL 34698						
Telephone:						
Fax:						
Email: 10/28/02 REINSPECTION	COMPLETED	10/28/02	Private	WILLIAM HOLENSTEIN	10/31/02	
ROST TEXT: CHECK ON FENCE/DID OWNER CALL. (WDH)						
RSLT TEXT: FENCE PERMITS HAD NOT BEEN FINALED. (WDH)						
10/28/02 *ERROR* NARRATIVE: CC (WDH)	COMPLETED	10/28/02	Private			

10/31/02 TOTAL TIME: